

2.0 PROPOSED PLAN AND ALTERNATIVES

Based on input received from the public and user groups during the WestWorld Master Plan Update process, Reclamation is considering three alternatives, including the following:

- The No-Action Alternative, which would maintain the current conditions and operations at WestWorld.
- The Proposed-Action Alternative, which would include all of the facility improvements proposed in the WestWorld Master Plan Update.
- The Modified-Action Alternative, which would include the facility improvements from the WestWorld Master Plan Update except for the outdoor theater, the polo barns, and the horse boarding facility.

2.1 NO-ACTION ALTERNATIVE

The No-Action Alternative would maintain the existing conditions and operations at WestWorld (Figure 2-1). No additional facilities or infrastructure would be constructed. Events would continue, as scheduled, with a majority of the facility use occurring during October through May. As no facilities are presently enclosed or climate controlled for summer use, recreational and event use during the summer months would not be expected to increase. Events would continue to occur in open-air facilities (i.e., no indoor facilities for special events). The No-Action Alternative describes the conditions that are assumed to exist into the future in the absence of the Federal action, and provides a basis for comparison with the Proposed- and Modified-Action alternatives.

2.2 PROPOSED-ACTION ALTERNATIVE (WESTWORLD MASTER PLAN UPDATE)

The main objective of the Master Plan Update is to increase the efficiency and effectiveness of the current facility, which is used by a limited public only eight months per year. The plan includes details to improve circulation and infrastructure, including utilities, which would reduce “setup” and “take-down” times for special events and allow additional scheduled use of the facility. The conceptual plan includes increasing parking areas needed for special events, covering several arenas and walkways, and developing an enclosed and air-conditioned multipurpose building. The Master Plan Update also provides for additional recreational uses at WestWorld, while maintaining a western theme.

Under the WestWorld Master Plan Update, Scottsdale proposes to develop or upgrade numerous facilities at WestWorld. The conceptual development plan for the Proposed Action is a combination of enhancing existing facilities and developing new ones.

All new and upgraded facilities would be subject to similar design requirements. All building materials and colors would be selected to complement the natural surroundings and the Western theme of WestWorld, and would be approved by the Scottsdale Development Review Board (DRB). Barns would be constructed of materials and colors similar to the barns that presently

exist. Additions and modifications to the buildings/structures would not exceed a height of 38 feet; all facilities would be designed to meet the ADA accessibility standards.

In order to minimize light spillage to surrounding areas, exterior lighting throughout much of the WestWorld site would be focused downward. Lighting in the arenas and parking areas would be “shoebox” lighting that provides lighting for nighttime practice or events. Arena lighting would be 30 footcandles average maintained for events. Parking areas would be 2.0 footcandles average maintained light level or the latest Crime Prevention Through Environmental Design guidelines. A footcandle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and originally defined with reference to a standardized candle burning at one foot from a given surface.

Interior lighting would be determined during facility design to ensure appropriate light levels and color renditions are achieved for typical events. Lighting also would be reviewed as part of the Scottsdale DRB approval process.

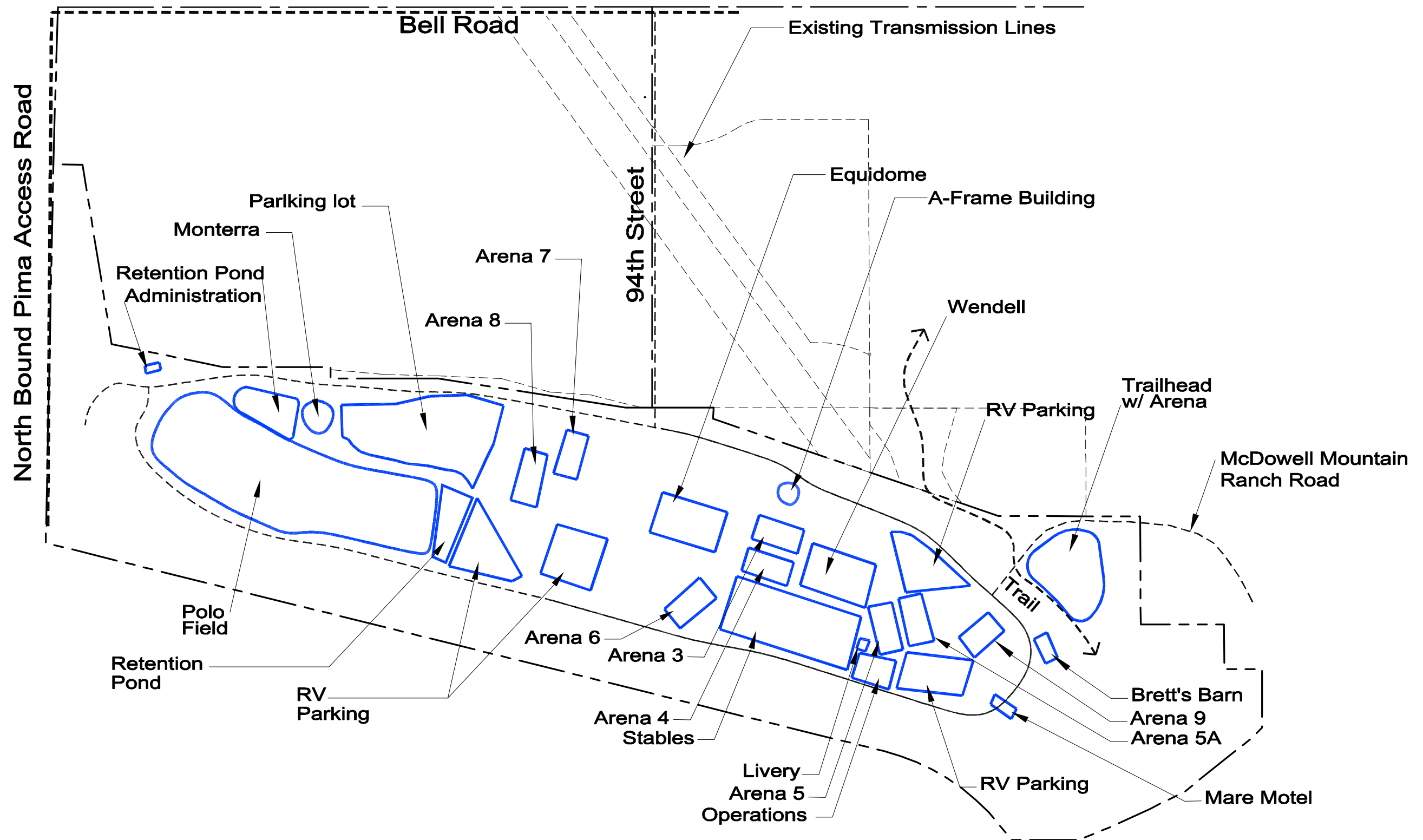
Also included, as part of the Proposed-Action Alternative, would be the acquisition of two parcels of State Trust Land, which are located north of the WestWorld boundary (Figure 2-2). For purposes of this document the State Trust Land Parcels have been named “Parcel A” and “Parcel B” and consist of approximately 51 acres and 17 acres, respectively.

Use of an additional 5-acre parcel, north of the WestWorld property, is also part of the Proposed Action. This parcel, previously private land, was recently acquired by Scottsdale because the parcel was up for sale and acquisition of this parcel was deemed critical to potential future plans at WestWorld. Scottsdale completed the acquisition of this parcel in December 2003 with Reclamation’s approval. This parcel is referred to in this document as the “5-acre parcel.”

In order to accommodate the Proposed Action, fill would need to be added to several areas of the property to raise the new permanent facilities out of the 100-year floodplain. Because the project is located in a flood detention basin, providing flood control for the cities of Phoenix and Scottsdale (discussed in detail in Chapter 3.0), strict earthwork and excavation requirements exist (Bureau of Reclamation Guidelines for Road Crossings and Development Within Dike Drainage Basins, February 1999). Any construction occurring in the basin must not reduce its detention capacity. To meet these requirements, fill material would be excavated from the existing polo fields. Conceptual studies indicate the fields would be lowered approximately 4.5 feet to offset raising or otherwise protecting the proposed structures from a 100-year flood event. Fill material also would be taken from the State Trust Land Parcel A and the 5-acre parcel. Additional excavation and grading would be required to ensure floodflows would drain properly downstream through the detention basin during 100-year flood events.

The proposed additions and improvements are illustrated on Figure 2-3 and are described in more detail below in Table 2-1.

P:\City_of_Scottsdale\WestWorld_Master_Plan_EAGIS\geodata\CAD\dwg\existing_mp.dwg



No-Action Alternative (Existing Conditions)



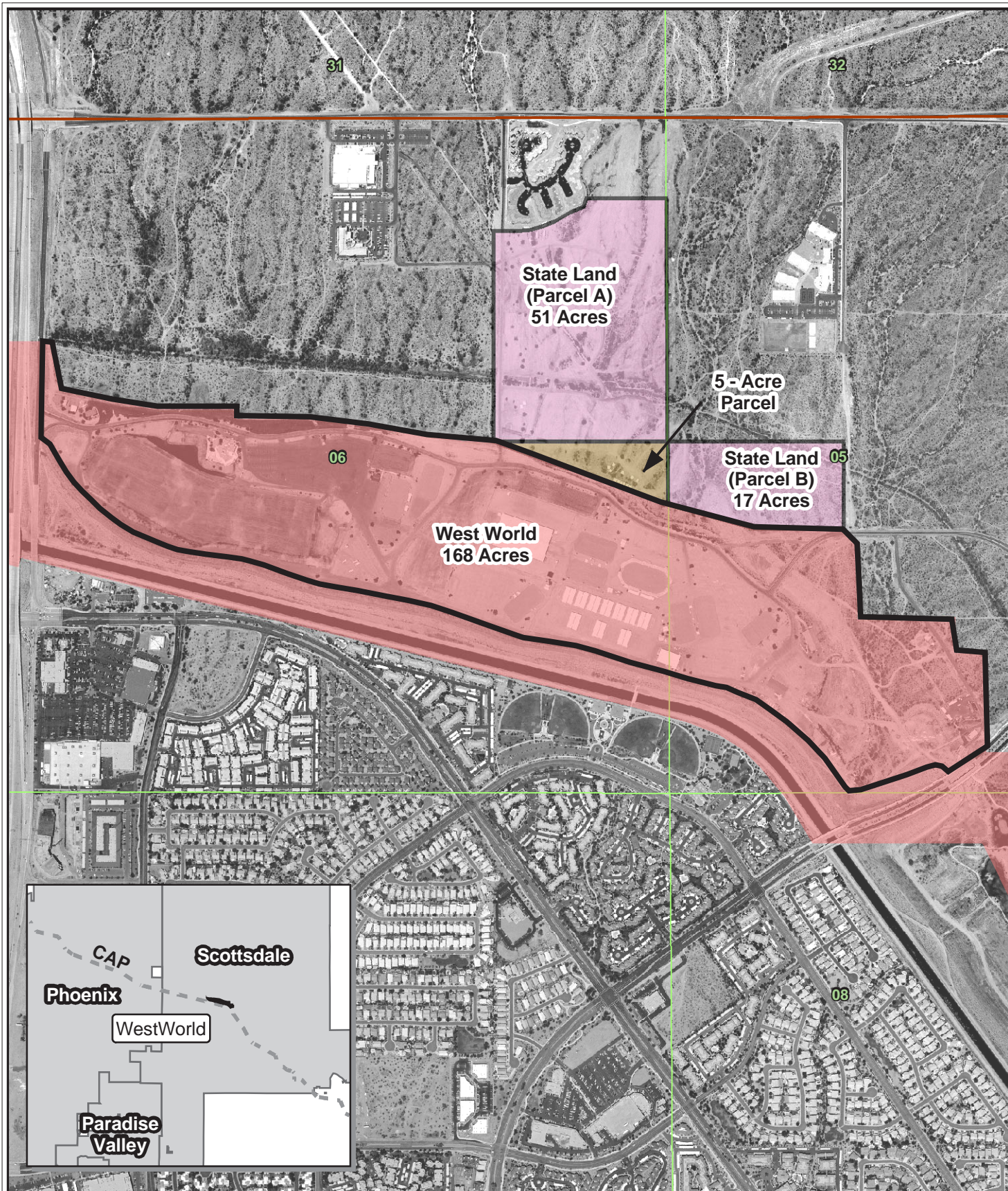
DATE: 04-08-03
SCALE: N.T.S.



URS FIGURE 2-1

7720 N. 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85020
602.234.1591 TEL
602.230.9188 FAX

ENGINEERING
TRANSPORTATION
PLANNING/URBAN DESIGN
LANDSCAPE ARCHITECTURE



WESTWORLD EQUESTRIAN AND SPECIAL EVENT CENTER

Proposed Action Land Acquisition

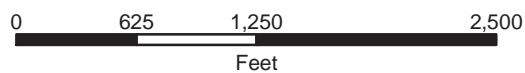
- Township and Range Line
- Section Line and Number
- WestWorld Boundary

- Bureau of Reclamation Land
- Land Acquisition

- City of Scottsdale

Map Produced: 1/22/2004

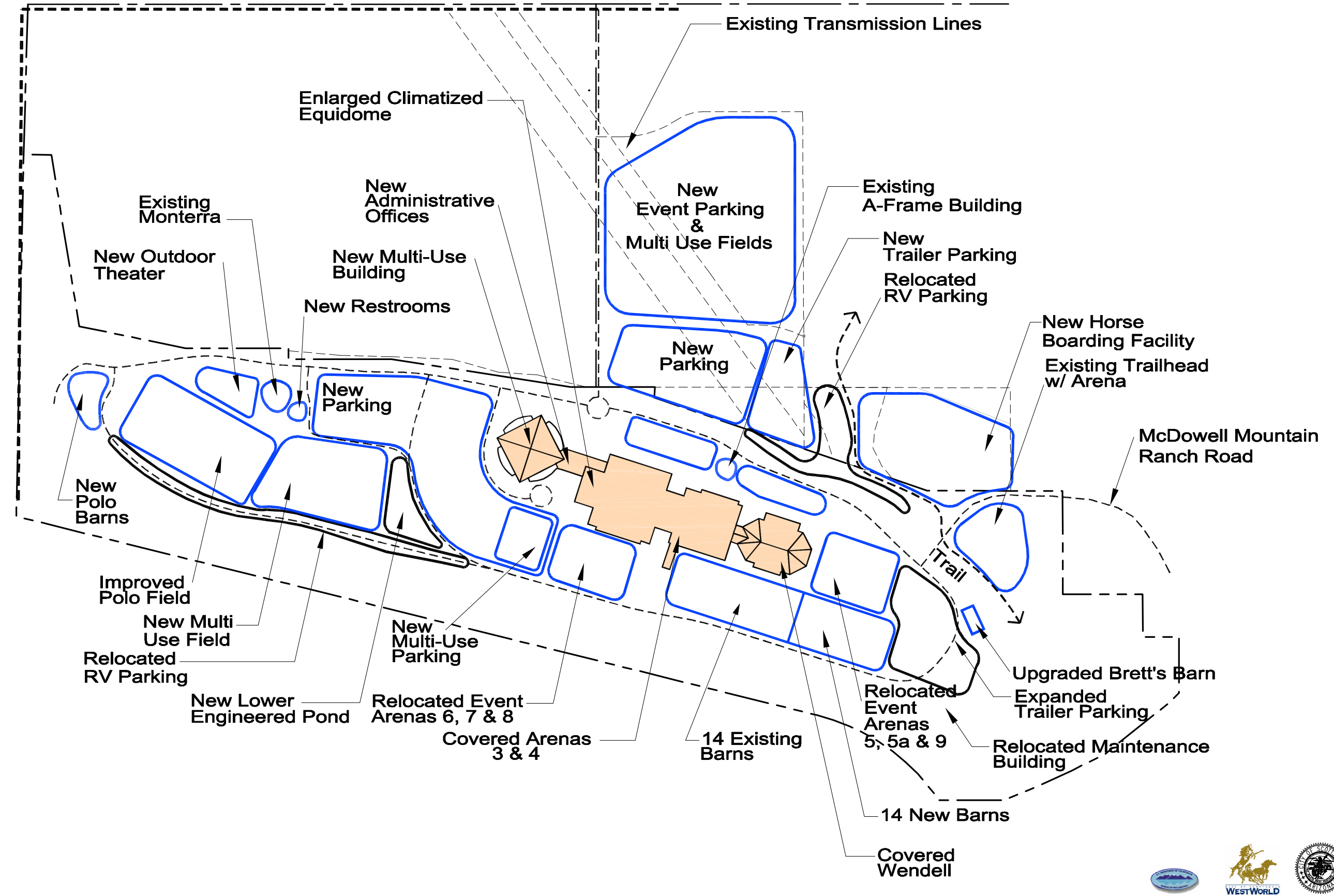
Source:
Kenney Aerial Mapping Inc., 2001
Arizona State Land Department, 2002.
Bureau of Reclamation, 2003.



URS

Figure 2-2

P:\City_of_Scottsdale\WestWorld_Master_Plan_EAGIS\geodata\CAD\dwg\proposed_mp.dwg



Proposed-Action Alternative (WestWorld Master Plan)



DATE: 04-08-03
SCALE: N.T.S.



URS FIGURE 2-3

7720 N. 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85020
602.234.1591 TEL
602.230.9189 FAX

ENGINEERING
TRANSPORTATION
PLANNING/URBAN DESIGN
LANDSCAPE ARCHITECTURE

**TABLE 2-1
PROPOSED ACTION
ADDITIONS AND IMPROVEMENTS**

Facility Improvements	Description
1. Develop an enclosed and air-conditioned exhibition space or multipurpose building	This would include raising the ground elevation around the building location to ensure the structure would not be located within the 100-year floodplain. Fill material needed to raise this area would be excavated from either the polo fields (lowered up to about 4 to 4.5 feet) or the proposed parking area north of the current WestWorld boundary and east of North 94 th Street on State Trust Land Parcel A that would be acquired. The proposed multipurpose building would be constructed in a previously disturbed area. The preliminary conceptual designs for the building indicate that it would be approximately 113,000 square feet to accommodate a large event, with the ability to be broken into three smaller spaces for multiple simultaneous activities/events. The building would include a concrete floor, restrooms, and concession stands. The multipurpose building would be connected to the Equidome by a climate-controlled walkway/hallway (adjacent to new administrative offices). This would allow large events to use both facilities in the summer months, if necessary.
2. Construct new administrative office space	Similar to the multipurpose building, this would require raising the ground elevation to ensure the offices would not be located within the 100-year floodplain. Fill material needed to raise this area would be excavated from either the polo fields or the proposed parking area north of the current WestWorld boundary and east of North 94 th Street (on State Trust Land Parcel A), which previously has been used as a dirt parking area. The proposed office space would be located adjacent to the climate-controlled walkway/hallway between the multipurpose building and the Equidome in a previously disturbed area (the existing administrative offices and the A-Frame building would remain for other uses).
3. Fully enclose and provide climate control for the Equidome Arena	This would entail developing walls and climate control features for this currently covered arena. Climate control may include air conditioning, evaporative-cooling, misters, fans, or a combination of cooling measures. The height and material (standing-seam metal) of the Equidome roof would not change; currently the Equidome height is approximately 38 feet. Minimal earthwork (e.g., grading) in previously disturbed areas would be associated with enclosing this arena.
4. Construct covered walkways and cover Arenas #3 and #4	This would provide shade throughout the year. Arenas #3 and #4, between the Equidome and Wendell, would be covered to provide additional shaded areas for summertime events and reduction of light spillage from these areas. These two arenas, Wendell and the Equidome, and the barns (existing and proposed) would be connected with covered walkways. These walkways would be constructed in previously disturbed areas.
5. Cover the Wendell Arena	This would require installation of a standing-seam metal roof on the arena, similar to what currently exists on the Equidome; the roof height would not exceed 38 feet (the existing height of the Equidome). The design of the roof would inhibit rainwater from entering the Wendell Arena, correcting the recurring drainage problems (e.g., puddles, mud) that have been observed in the Wendell Arena following storm events. Installation of the roof/cover would include grading, in previously disturbed areas, near each end of the arena to further correct for drainage problems. Similar to the Equidome, exterior lighting would be focused downward.

**TABLE 2-1
PROPOSED ACTION
ADDITIONS AND IMPROVEMENTS**

Facility Improvements	Description
6. Develop a pedestrian promenade	This would include the installation of fabric tension structure canopies to emulate covered wagons along landscaped walkways along the northern side of the proposed multipurpose building, office space, and enclosed Equidome.
7. Relocate several arenas on the property	This would include a minimal amount of grading in new arena locations; the proposed locations for arenas have been previously disturbed. The arenas that would be relocated include #5, #5a, #6, #7, #8, and #9. These realignments would concentrate the arenas in areas where access to the arenas from the barns and other equine facilities would be more efficient for use (e.g., do not have to cross an access road) and to reduce the length of utility line needed to each arena. Arenas #5 and #5a would be realigned and relocated slightly north from their present location. Instead of being oriented northwest to southeast, the arenas will be oriented generally east to west at the east end of the Wendell Arena. Arenas #6, #7, and #8 would be relocated just south of the Equidome; two arenas would be oriented generally east to west, with a third oriented north to south. Arena #9 would be relocated to the east end of Arenas #5 and #5a and would be oriented generally north to south.
8. Build additional horse barns	This would include the construction of 14 additional barns east of the existing horse barns in a previously disturbed area. Placement of new barns would require raising the ground elevation in an area east of the existing horse barns to keep 11 of the proposed horse barns outside the 100-year floodplain (the area where 3 would be located is already outside the 100-year floodplain). Fill material for this area would come from the polo fields or the proposed parking area north of the current WestWorld boundary and east of North 94 th Street (on State Trust Land Parcel A).
9. Develop a new horse boarding facility	This would include disturbance to approximately 10 to 12 acres of relatively undisturbed desert north of WestWorld (State Trust Land Parcel B) that Scottsdale would purchase as part of the improvements. The horse boarding facility would consist of an access road loop (likely paved), various parking areas (paved or unpaved), and several barns and small offices.
10. Build an outdoor theater adjacent to and immediately west of Monterra	This would require modification to the engineered retention pond that occupies the area west of Monterra. Drainage modifications (e.g., an underground pipe or surface canal) would be constructed to transfer water from this engineered retention pond to the lower engineered retention pond east of the polo fields, to ensure sufficient drainage of the theater area. The theater would include a permanent stage pad and utilities (electrical), an acoustical band shell, and seating for 1,000 people. Lawn seating around the theater would accommodate up to 4,000 additional people.
11. Develop additional restrooms	These would be located east of Monterra to be used during events occupying the polo field and by Signature Event users and spectators. The restroom facility would be raised to ensure the structure was outside the 100-year floodplain. The restroom facility would likely resemble the existing restroom at the WestWorld trailhead to ensure consistent design with other facilities proposed.
12. Upgrade Brett's Barn to an air-conditioned special events facility	This would require primarily interior renovations. No exterior structural changes (e.g., lighting or building color) would be anticipated.
13. Relocate the maintenance building at the eastern end of WestWorld	This would include minimal ground disturbance (e.g., grading) in a previously disturbed area to prepare for installation of several small structures.

**TABLE 2-1
PROPOSED ACTION
ADDITIONS AND IMPROVEMENTS**

Facility Improvements	Description
14. Develop additional automobile and RV parking and potential multi-use fields	This would require grading and surfacing in new areas to accommodate parking, particularly in the areas north of the Equidome. Some existing parking, north and east of the polo fields, would be retained. A majority of new parking would be located on State Trust Land Parcel A that Scottsdale would purchase as part of the Proposed Action. To accommodate parking, this area also would require removal of native vegetation prior to grading; Scottsdale would design around and/or salvage mature ironwood, paloverde, and mesquite trees, and saguaros for reuse on site to the extent feasible. Fill material may be excavated from this State Trust Land parcel to raise the area proposed for the multipurpose building or barns (which are currently located in the 100-year floodplain). The total parking available under the Proposed-Action Alternative would include approximately 7,150 permanent auto parking spaces (increasable to approximately 8,660 temporary and/or event spaces) and 1,060 trailer/RV spaces. Surfacing of the parking would vary; some parking areas would be paved, some may be gravel or some other permeable material to facilitate drainage, and the northernmost portion may include grass for multi-use fields (on up to 15 acres); lighting in this area would include lighting only for safety and security, not for use of the fields at night.
15. Improve infrastructure associated with a water line and a sewer line, including potable and non-potable sources, and fire protection	This would entail improving the infrastructure associated with water and sewer lines, including potable and non-potable sources, and fire protection (includes PA system), which would require excavation of various trenches to accommodate improved utilities throughout the site. In addition, infrastructure improvements would include the installation of lighting throughout the site.
16. Develop polo barns west of the polo fields	This would include minimal ground disturbance (e.g., grading) to prepare for installation of several small structures.
17. Modify polo fields	The fields would be lowered by approximately 4.5 feet by means of excavation. The excavated material would be used as fill material for other additions and modifications on the site. Lowering the fields also would help maintain the capacity of the flood detention basin (explained further in Chapter 3.0). ADA accessibility requirements would continue to be met.

It is assumed that as part of the Proposed Action, the design of all of the facilities would occur in compliance with all applicable Federal, State, and local design, development and construction laws, regulations and guidelines including, but not limited to, ADA. Construction and operation of the facilities must meet all applicable Federal, State and local laws, regulations, and guidelines, including but not limited to those discussed in this document.

The construction of the proposed facilities would occur in a phased approach due to planning, funding, operations, logistics, and other limitations. The proposed phasing schedule is listed Table 2-2.

TABLE 2-2
PROPOSED-ACTION CONSTRUCTION PHASING

Time Frame	Construction Activities
Short-term 1 to 3 years (Phase I)	<ul style="list-style-type: none"> • Develop new restroom east of Montera • Relocate Arenas #7 and #8 • Reconfigure Arena #6 • Complete infrastructure improvements and site modifications such as grading, paving, etc.* • Design multipurpose facility • Purchase State Trust Land • Design and build cover for Arenas #3 and #4
Medium-Term 4 to 6 years (Phase II)	<ul style="list-style-type: none"> • Construct multipurpose facility and administrative offices • Relocate feed and bedding facility • Relocate Arenas #5, #5a, and #9 • Relocate operations complex • Build 6 new barns and covered walkway to arenas • Design and build cover for Wendell with site work • Modify polo fields east to enlarge engineered retention pond • Build new show offices and upgrade Brett's Barn • Convert A-Framed building and modify parking facilities
Long-Term 7 to 10 years (Phase III)	<ul style="list-style-type: none"> • Design and build improvements to Equidome with site work • Construct 8 new barns • Construct equestrian trail ride and boarding facility • Design and build outdoor theater

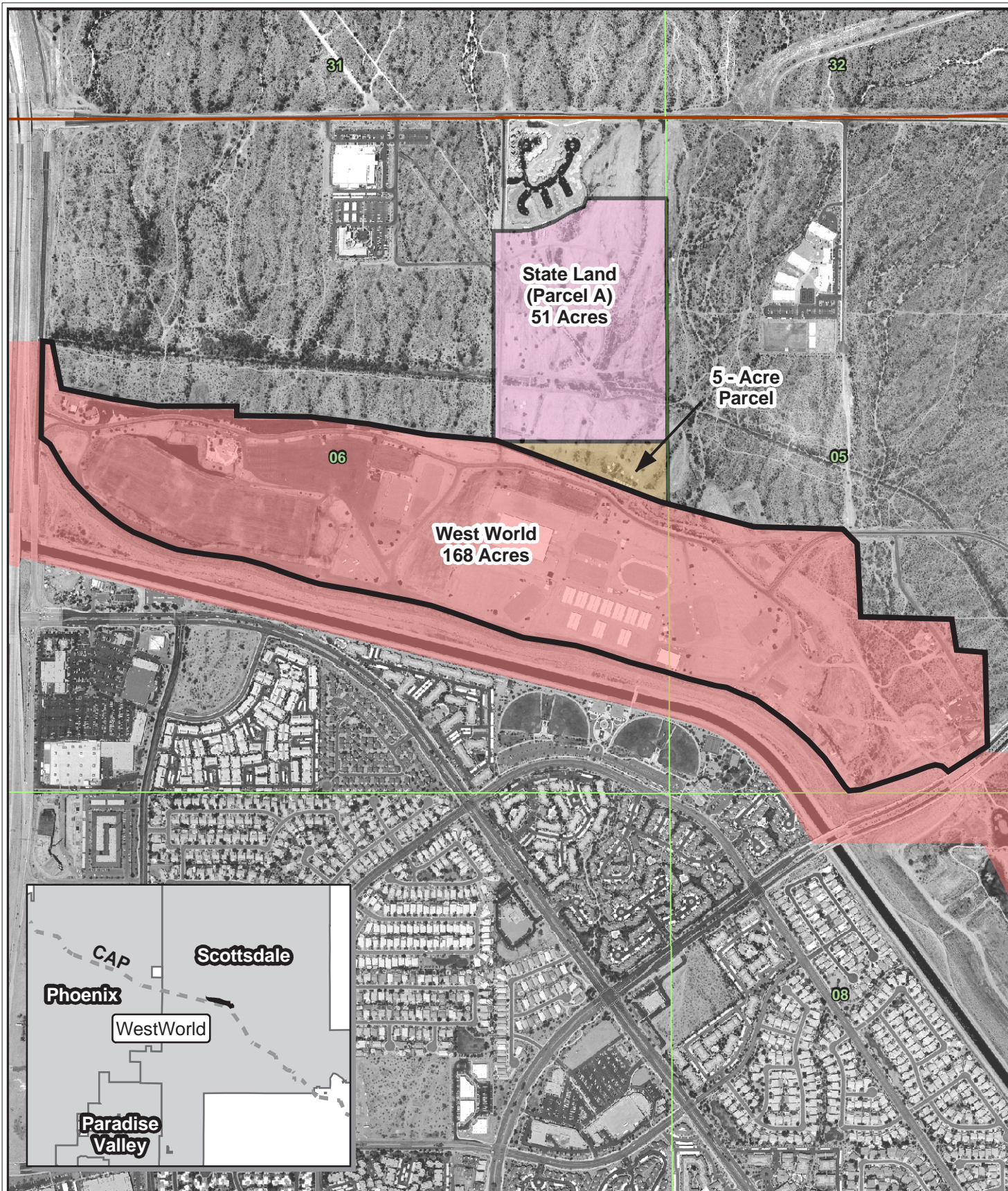
* Note: None of the actions that result in fill material within the basin would occur prior to development and Reclamation's approval of the associated drainage plan. In addition, none of facilities requiring creation of detention space on State Trust Land Parcel A would be developed prior to acquisition of those lands.

2.3 MODIFIED-ACTION ALTERNATIVE

The Modified-Action Alternative would include the facility additions and improvements described under the Proposed-Action Alternative with three exceptions: the horse boarding facility located near the eastern boundary of WestWorld, the outdoor theater, and the polo barns located toward the western end of WestWorld. Because the horse boarding facility would not be built, the 17-acre State Trust Land Parcel B would not be acquired for this alternative (Figure 2-4). The facility arrangements for the Modified-Action Alternative are shown on Figure 2-5.

2.4 ALTERNATIVES DISMISSED FROM FURTHER CONSIDERATION

Reclamation and Scottsdale discussed the components of the Master Plan Update and whether removal of other components would be appropriate for analysis in the EA. In particular, the removal of the multipurpose building/special-event building was considered by Reclamation early in the EA process. The removal of this building would not allow Scottsdale to retain current Signature Events and increase use of the facility on a year-round basis. This would result in the generation of less revenue, prohibiting WestWorld from covering the facility's operational costs.



WESTWORLD EQUESTRIAN AND SPECIAL EVENT CENTER

Modified Action Land Acquisition

- Township and Range Line
- Section Line and Number
- WestWorld Boundary

- Bureau of Reclamation Land
- City of Scottsdale
- Land Acquisition

Map Produced: 1/22/2004

Source:
Kenney Aerial Mapping Inc., 2001
Arizona State Land Department, 2002.
Bureau of Reclamation, 2003.

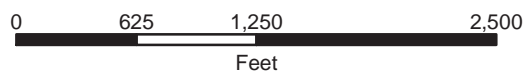
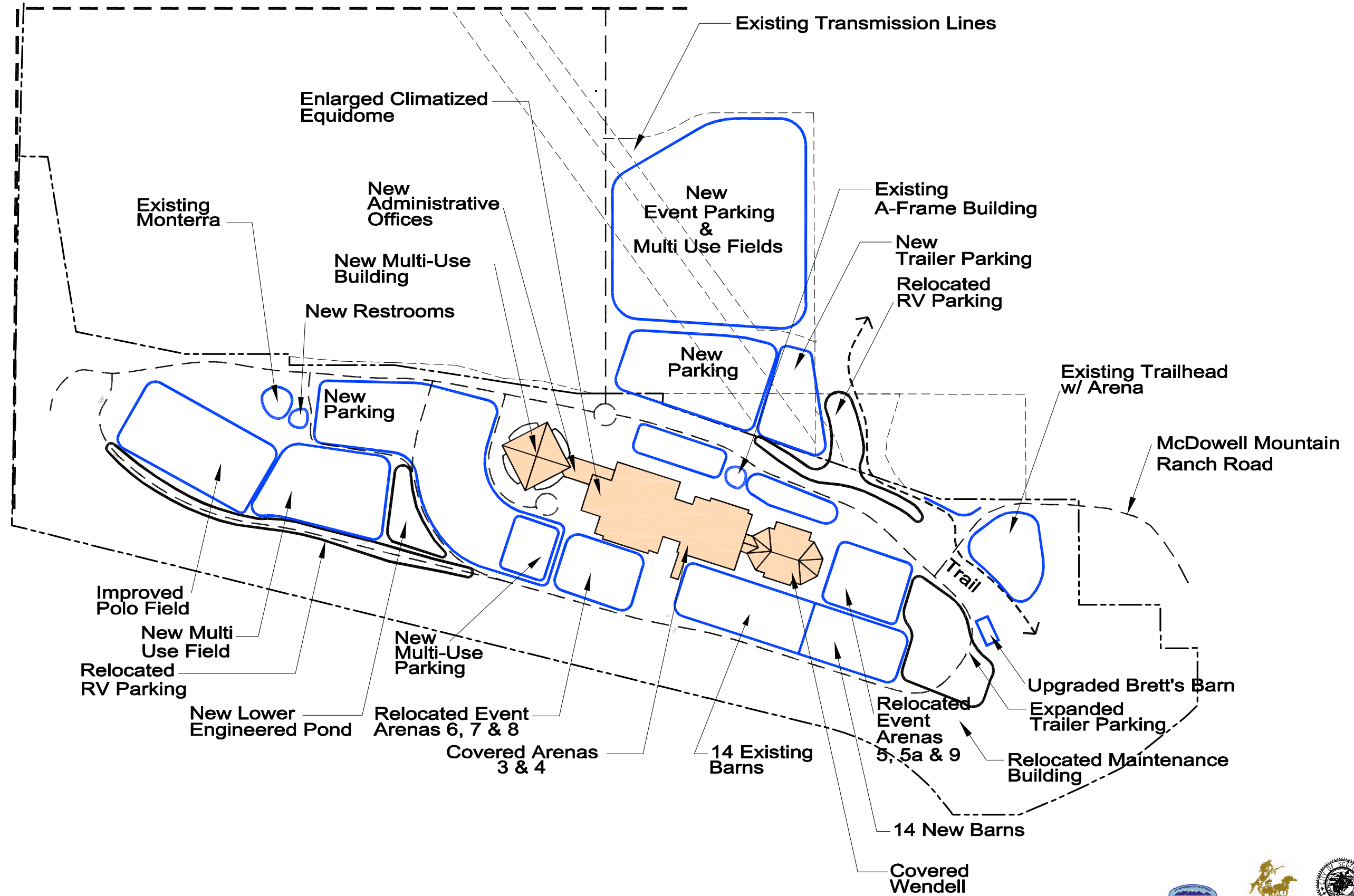


Figure 2-4

P:\City_of_Scottsdale\WestWorld_Master_Plan_EAGIS\geodata\CAD\dwg\alternative_mp.dwg



Modified-Action Alternative



DATE: 04-08-03
SCALE: N.T.S.



URS FIGURE 2-5

7720 N. 16TH STREET, SUITE 100
PHOENIX, ARIZONA 85020
602.234.1591 TEL.
602.230.9189 FAX

ENGINEERING
TRANSPORTATION
PLANNING/URBAN DESIGN
LANDSCAPE ARCHITECTURE